



The Dower House,
The Park | Great Barton | Suffolk | IP31 2RG

 FINE & COUNTRY

The Dower House

The Dower House is an exceptional detached period residence occupying a private position within approximately 1.12 acres of beautifully established grounds in the prestigious enclave of The Park, Great Barton. Originally dating from the mid-to-late eighteenth century as a timber-framed thatched cottage, the property has evolved into a distinguished family home that effortlessly combines historic character with contemporary living. Rich in history, notably having been owned by one of the original Suffragettes, the house offers an outstanding blend of architectural charm, versatile accommodation and lifestyle opportunity. A self-contained annexe, detached studio currently operating as a beauty and massage salon, double garage and magnificent landscaped gardens complete this rare Suffolk offering.





Step Inside

Beyond the attractive open porch and welcoming entrance lobby, the property unfolds into a series of beautifully proportioned living spaces, where period character and modern comfort sit harmoniously together. The principal reception room is a wonderfully atmospheric living room featuring exposed beams and joists, centred around a striking brick fireplace with herringbone detailing and a wood-burning stove, creating a warm and inviting focal point.

The adjoining day room enjoys an abundance of natural light from its elegant arched window and French doors opening directly onto the gardens. This versatile space flows seamlessly into the impressive dining area, where a part-vaulted ceiling and extensive glazing create a sense of volume and connection with the surrounding grounds.

The kitchen has been thoughtfully designed for modern family living and entertaining, featuring an extensive range of contemporary cabinetry, quartz work surfaces and a comprehensive selection of integrated appliances. The space is complemented by a generous walk-in pantry and a well-appointed utility room with further storage, laundry facilities and external access.

The accommodation offers considerable flexibility. A spacious ground-floor bedroom provides an ideal guest suite, principal bedroom or multigenerational living option. Upstairs, three further bedrooms are arranged around a generous landing, each offering individual character and practical storage. The family bathroom is particularly well-equipped, featuring a Jacuzzi bath and separate shower enclosure.

An additional feature of the property is the self-contained annexe/guest suite, which enjoys its own kitchenette, bathroom, sitting room and first-floor bedroom. Whether utilised for visiting family, independent living accommodation, guest lodging or as an established Airbnb business, it adds significant versatility and income potential to the property





Step Outside

Approached through elegant wrought-iron gates, The Dower House immediately impresses with its sweeping shingled driveway, extensive parking and detached double garage, creating a grand sense of arrival.

The gardens represent one of the property's most captivating features. Predominantly enclosed by mature walling, hedging and established planting, the grounds provide exceptional privacy and tranquillity. Expansive lawns are interspersed with mature specimen trees, established shrubs and a charming, wooded copse, creating an idyllic setting throughout the seasons.

Designed for both relaxation and entertaining, the landscaped gardens incorporate an extensive porcelain terrace overlooking an ornamental koi pond with slate waterfall, enhanced by elegant Japanese-inspired planting and a collection of ornamental acers. Additional paved and decked seating areas, together with a hot tub, create a variety of outdoor spaces from which to enjoy the surroundings.

A further highlight is the detached studio building. Beautifully presented and currently operating as a massage and beauty treatment room, it offers superb flexibility as a professional home office, fitness studio, creative workspace, treatment room or boutique business premises. Combined with the successful Airbnb annexe, the property offers an increasingly rare opportunity to enjoy both lifestyle benefits and supplementary income potential.



Location

Situated just three miles north-east of the historic cathedral town of Bury St Edmunds, Great Barton is widely regarded as one of Suffolk's most desirable villages. The village enjoys a strong sense of community together with an excellent range of local amenities, including a highly regarded primary school, village store, post office and traditional public house. Rich in heritage, much of Great Barton sits within the former Barton Hall estate and arboretum, while the Grade I listed St Peter's Church provides a striking architectural focal point. Combining rural charm with superb accessibility, the village offers an enviable balance of countryside living and modern convenience, making it an outstanding location for families and professionals alike.

SERVICES

- Mains Water & Electricity are Connected
- Mains Drainage
- Oil Central Heating
- Tenure – Freehold
- Energy Rating (EPC)- Awaiting Assessment



Floor 0 Building 1



Floor 1 Building 1

Approximate total area[®]

2518 ft²

233.7 m²

Reduced headroom

188 ft²

17.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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PROTECTED



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